

Oxford Textile Mill Study Area Redevelopment Investigation Report

Prepared for:
The Township of Oxford
Warren County, New Jersey

FINAL REPORT – January 2005

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*Prepared through funding from the Smart Future Grant Program,
administered by the Office of Smart Growth, New Jersey Department of Community Affairs.*

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MAP 1: Study Area Overview

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1.0 Introduction

1.1 Background

This investigation report has been prepared to determine whether the area referred to as the “Oxford Textile Mill Redevelopment Study Area” in Oxford Township meets the statutory criteria for designating it as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law P.L. 1992, Chapter 79 (the “LRHL”). The Mayor and Oxford Township Council directed the Planning Board to conduct this investigation by Resolution #2004-1217 on December 15, 2004 (see Appendix A).

The study area is located in the center of Oxford Township and is the easternmost Redevelopment Area in the Township. A more detailed description of the Redevelopment Area is provided in Section 3 and can be seen on the Redevelopment Area Map (Map 1). The primary property in this Redevelopment Area, which is the subject of this Investigation Study, is the former Oxford Textile Mill. The site includes a textile mill, warehouse, a sewage treatment plant owned by the textile mill owners, and a helipad. (Currently the Textile Mill is owned by MNV Holdings, Inc.). The study area also includes a farm, but the farm is not included in this study.

2.0 Redevelopment Powers & Procedures

2.1 Conditions Establishing Need for Redevelopment

Under the LRHL, the designation of a Redevelopment Area must be based on an investigation of conditions which contribute to a decline in property values and discourage private investment, and which are not likely to improve through private market forces without the direct intervention of the governing body in the public interest. Specifically, the redevelopment area must contain one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved



vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions within the enterprise zone district.

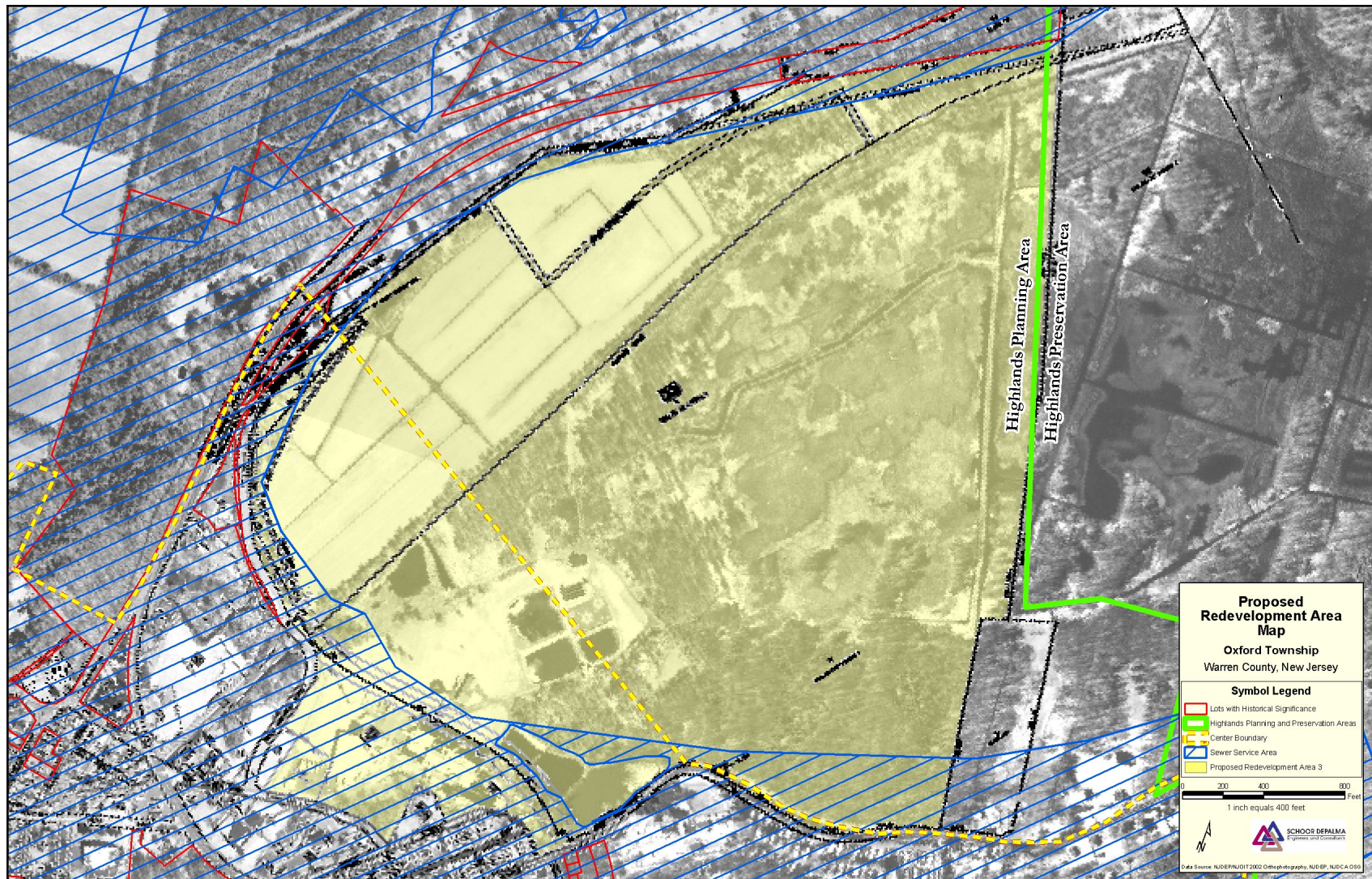
h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

2.2 Inclusion Under Section 3

Additionally, Section 3 of the LRHL states that:

A redevelopment area may include lands, buildings or improvements, which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.





3.0 General Description of Study Area

3.1 Boundary

The study area covers approximately 300 acres. The study area is comprised of Block 33, Lots 1, 4, 4.01, 37, 38, 39, and 40. The Study Area is generally bounded by Lower Denmark Road to the north and west, Foundry Street (also known as Port Colden Road) to the south, and Axford Avenue to the east. This Study Area also adjoins the municipality's Central Business District, which has already been designated as an "Area in Need of Rehabilitation" on September 15, 2004 by Resolution of the Township Committee.

3.2 History and Context

The Oxford Textile Mill Redevelopment Study Area includes the textile mill originally established in 1880 and the new sections that were added on as needed to the original building between 1948-1993. The main facility consists of a total of 15 sections without regard to style or design. The Textile Mills operation consists of the main facility, a warehouse, a helipad, a non-operational 25,000 gallon water tower, and its own sewage treatment plant. It is located on the northeastern side of Wall Street, approximately 350± feet east from the intersection of Wall Street and State Highway 31. Primary frontage is located along Wall Street, but only the ingress/egress located on

Foundry Street is adequate for industrial use. The sod farm is the agricultural use on this site. Furnace Brook, which is classified as a Class A Trout Production Stream, traverses the Study Area from west to east.

The decline through the 1990's and eventual discontinuation of the mill's operations in 2003, along with the discontinuation of other industrial businesses in the Township during the 20th century, have led to the decline in employment opportunities, the Township's population, and disposable income for the last several decades. For example, according to the 1900 Census, the Township's population was 3,300 people. It reached its lowest point in the 1950 Census at only 1,489 people, and although it has rebounded to nearly 2,300 people according to the 2000 Census, this is still only 69% of its 1900 population.

It is also significant to note that a portion of this site is located within the Township's designated Village Center boundary, granted by the State Planning Commission in 1998. In 2004, the State of New Jersey passed the new Highlands Water Protection and Planning Act (Highlands Act). This legislation designates Preservation and Planning Areas in the Highlands region. This Study Area is located in the Highlands Planning Area.

The Township has requested via the ongoing cross-acceptance process that this boundary be extended to be coincidental with the Highlands Planning and



Preservation Area boundaries. All of this Study Area would then be included within the Village Center. Redevelopment of this site into more productive use will advance the State Development and Redevelopment Plan's vision and goals for these centers around the state.

3.3 Physical Characteristics

The Study Area is characterized by limited access, buildings that are no longer used for the purposes they were intended, and faulty design and obsolete layout of the textile mill structures. The only major ingress and egress to the site is from Foundry Street.

Environmental contamination is also present in this Study Area, and infrastructure improvements, especially improvements to the road system, will also be required in order to make the site viable, provide for safe and efficient access, and sustain new development.

Another important characteristic of this site is its environmental features. The Study Area contains wooded areas, and Furnace Brook, classified as a Class A Trout Production Stream, runs from west to east through the Study Area.

The Study Area is also sewered although a portion of the Study Area is not located within New Jersey Department of Environmental Protection's (NJDEP)

Sewer Service Area. The reason for this is that the sewage treatment plant is privately owned.

All of these features will need to be considered within a larger development plan for this site.

3.4 Existing Land Use

The existing land use pattern in the Study Area contains a variety of uses. This Study Area incorporates a mix of industrial and agricultural uses, forested land, and undeveloped land. The former Oxford Textile Mills industrial facility, another remnant of the municipality's industrial history, is the industrial business in this Study Area. The photographs in Appendix B show the sod farm and various photographs of both the exterior and interior of the textile mill.

The site is located within walking distance to the Township's Central Business District (CBD). The focal point of the Township's developed land use is located in and around its historic center of which the CBD is a part. Appropriate redevelopment of this Study Area will help support the businesses in the CBD.

3.5 Zoning Ordinance

The entire Study Area is located in the "I" Industrial Zone District. Permitted uses in this Zoning District



include farms along with a variety of manufacturing, warehouse, and distribution uses.

3.6 Historical Development Patterns

Historical Sanborn (fire insurance) maps and aerial photographs were reviewed to establish the development patterns of the Study Area. Originally, the Warren Railroad Main Line traversed the site. It can be surmised that the rail line was probably a factor in the original establishment of the mill on this site. (The site of the railroad is outlined on the enclosed map as a historically significant site).

The mill was originally established in 1880 and new sections were added on as needed to the original building between 1948-1993. The main facility consists of a total of 15 sections without regard to style or design. Sanborn maps from 1915-1946, the most recent Sanborn map, shows that the development of the facility did not change significantly. Based on review of aerial photographs, it appears that the sewage treatment plant, the on-site wells, and freshwater lagoons were constructed between 1960-1974. In addition, the warehouse was built in 1970. From the information available to us, we cannot determine when the water tower was constructed.

This site also has a number of natural and environmental features that are important to consider. These include the sod farm, the forested

and undeveloped sections, and Furnace Brook. A successful development plan will need to consider the uses and development patterns of the adjoining neighborhood as well as the Study Area's own natural and manmade features.



4.0 Evaluation of Study Area for Conformity with Statutory Criteria

4.1 Methodology

The findings and recommendations resulting from this redevelopment investigation are based on an analysis of the following information:

1. Review of the 2004 tax appeal appraisal report requested by MNV Holdings, Inc., owner of the Oxford Textile Mills facility. The appraisal report was prepared by Douglas Dashine and Jeffery Fielder. The appraisal report analyzes the exterior and interior physical conditions of buildings, structures and land as documented by site inspections conducted for the appraisal report. This report is being used for informational purposes only relating to Block 33, Lots 37 and 38 only;
2. Utilization of buildings and land based on exterior site inspections and analysis of current tax records;
3. Information provided by MNV Holdings, Inc.'s representatives;
4. Discussion with Township officials;
5. Identification of potential environmental contamination based on New Jersey Department of Environmental Protection's (NJDEP's) list of sites with on-site sources of contamination (2001 Edition). Inclusion or exclusion on this list does not necessarily provide a definitive conclusion as to whether or not a particular site is contaminated. Inclusion does indicate either a potential threat to wholesome working conditions or a possible dampening of prospects for private development/ redevelopment under current market conditions.
6. Sewer effluent flow data dating from July 1, 2000 to July 31, 2004 available from the NJDEP Data Miner website.

The conditions documented by the redevelopment investigation were then compared to the criteria for designation of an "Area In Need Of Redevelopment" per the LRHL to determine whether the properties in the Study Area meet the criteria.

4.2 Summary of Findings

The Study Area consists of Block 33, Lots 1, 4, 4.01, 37, 38, 39, and 40 and was examined all together. The photographs found in Appendix B of this Investigation Study are taken from the appraisal report.



The Local Redevelopment and Housing Law, at Title 40A, Chapter 12A-2(a), states the basis for the use of statutory redevelopment powers as:

*“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, **and improper or lack of proper, development** which result from forces that are **amenable to correction and amelioration by concerted effort of responsible public bodies**, and without this public effort are **not likely to be corrected or ameliorated by private effort.**” (emphasis added)*

As mentioned earlier, the Study Area is characterized by limited access, buildings that are no longer used for the purposes they were intended, and faulty design and obsolete layout of the textile mill structures. The textile mill property has 543± feet of primary frontage on Wall Street. There is secondary frontage as follows: 310± feet along Lower Denmark Road, 129± feet on Axford Avenue, and 551± feet on Green Street. As mentioned earlier in this report, the only major ingress and egress to the site is from Foundry Street.

The two structures on this irregularly shaped site that were inspected thoroughly by the appraiser are known as the Main Facility and the Transient Warehouse. They are:

- a) A 125,357 sq. foot masonry, manufacturing building (in the center of the property; comprised of 15 sections

added over time between 1880 to 1993); and,

- b) A 24,000± sq. foot masonry and steel warehouse (on the western part of the site) constructed in 1970.

According to information provided by MNV Holdings, Inc.’s attorney, the current owners have owned the textile mill since 1981. The business was thriving at the time, although the equipment and buildings were antiquated. Over the next several years, the owners invested in the company by purchasing new equipment, upgrading the sewage treatment plant, updating the buildings and the electrical systems, and building needed additions. Employment increased from approximately 120 employees in 1980 to 190 in 1992. Furthermore, in 1993, the owners established Prints by Oxford, Inc. to begin a new textile printing operation. This again increased the number of employees to over 200. Three shifts worked at the plant, sometimes 7 days per week during the busy season.

However, the situation began to change in 1994 as a result of the North American Free Trade Agreement (NAFTA) and the General Agreement on Tariffs and Trade (GATT) treaties. First, some of the textile mill’s business was sent to Mexico. During the summer of 1994, employees were laid off for several weeks. As the years went on, the layoffs lasted longer and the overall size of the workforce was reduced. By the late 1990’s, more businesses of this type were leaving the United States for China and other Pacific Rim



countries. The same happened at the Oxford Textile Mill. Employment at the textile mill continued to decline. In 1997, the mill employed approximately 150 people; by 2002 this number hovered around 115. Also, many of these 115 employees were laid off for 3 months each year. On September 12, 2002, Oxford Textile, Inc. filed for bankruptcy. By 2003, the workforce was down to 73 employees. The owners knew that beginning in 2005, all textile quotas would be removed from goods imported to the United States so the owners decided to cease operations. By January 2004, an auction of the textile mills' equipment was held. These facts further support the assertion that this is no longer a productive use. As with many previously successful manufacturing businesses in the United States, the Oxford Textile Mill could not compete with these economic changes.

The sewage treatment plant is located on an adjoining lot (Block 33, Lot #4). Public sewer is available to the site but not utilized because of this privately owned sewage treatment plant. (Natural gas, electricity, and telephone are the other utilities provided to the site). Another indication of the decline of the mills' business is in the flow data for the sewage treatment plant.

Sewer effluent flow data dating from July 1, 2000 to July 31, 2004 was readily available and downloaded from the NJDEP Data Miner website. The reported data includes average daily flow figures on a monthly basis and peak flows reported for a given month. Based on our research, a review of reported sewer

effluent treatment flows for the sewage treatment plant that is affiliated with the Oxford Textile Mill site exhibits a growing lack of proper utilization. During the period between July 1, 2000 and September 31, 2002, the sewage plant reported flows that, for the most part, hovered around an average daily flow of 1.0 million gallons per day (MGD) with peak flows reaching as high as 1.9 MGD in January 2001. Reported flows experienced a notable decline during the winter of 2002, to less than 0.4 MGD in December 2002. Since June 2003, reported monthly flows have been sporadic with the only sewer flows reported in 2004 was an average of 0.2 MGD during the month of April. The growing lack of proper utilization of the sewage treatment plant corresponds with the timing of the textile mill closure, and consequently results in a stagnant condition of land and improvements potentially useful and valuable for serving the public health and general welfare.

The decline in the mill's business is also reflected in the overall conditions of the facility. The appraisal report rates the overall physical condition of the facility as below average. The water tower is not in use, and the 1,600+ linear fencing and asphalt pavement are reaching the end of their effective lives. The report also emphasizes that the facility is characterized by an exorbitant amount of obsolescence as a result of the piecemeal construction of the 15 sections of the main facility. (It is important to note that the sewage treatment plant facility was not reviewed by the appraiser).



Another important factor when evaluating former industrial properties pertains to the possibility of environmental contamination and the need for remediation. Although the appraisers assumed that the property was in full compliance with all applicable federal, state, and local environmental regulations, our research differs. As of 2001, NJDEP had designated the Oxford Textile Mill as a “significant noncomplier”, a designation the owners were challenging through an Adjudicatory Hearing. According to NJDEP records, there was a continuous lack of adherence to environmental laws and regulations from 1998-2004. Only some of the violations have been addressed by the owners and approved by NJDEP. It will be necessary for the current property owners to remediate this site of the environmental contamination in order to meet applicable state and federal regulations and standards before this property can be transferred to another owner. However, while the violations remain outstanding, the value of the property is further decreased beyond the appraiser’s valuation. This strengthens the assertion that this is an unproductive site.

The appraiser states in his report that the property’s remote location is another factor contributing to the inability to sell or lease this property. Oxford Township is in a remote location between Rts. 78 and 80. It is located approximately 12 miles from Rt. 80 and approximately 14 miles from Rt. 78. Only State Highway 31 traverses the Township. The Warren Railroad Main Line that is shown on the Sanborn

maps once served this area; it no longer exists. In order for a manufacturing or warehouse business to succeed, major highways must be in close proximity to the site and afford it easy access. This is not the situation for Oxford Township.

Of the 149,357 sq. feet of space (125,357 sq. feet in the main facility and 24,000 sq. feet in the transient warehouse), 64% of the facility (or 95,928 sq. feet) is vacant and available for lease. The remaining 53,429 sq. feet is being leased to three (3) tenants. According to the Textile Mills’ website, these businesses include G&S Autoworks, Amitech Onsite Computer Solutions, and American Manufacturing International, Inc. G&S Autoworks specializes in race car preparation, Amitech provides computer and networking solutions for personal and business needs, and American Manufacturing International specializes in innovative chemicals and procedures for industry. Based on the information from the website, the textile mill owners are involved in these three businesses.

The appraiser states that the Schmidt/Dashine Realty listed the vacant areas of the main facility for \$4.00 per sq. foot beginning on 6/9/03. This listing lasted one year and included ads in *The Star Ledger*, other newspapers, mass marketing, and intensive networking. They were unable to lease or sell the property over a one-year time period. The Township’s remote location as well as the decline in industrial operations throughout the United States



makes it extremely unlikely that this site will be redeveloped for an industrial use.

In summary, the appraiser concludes that the property has remained vacant for several reasons. These reasons include its remote location, its functional obsolescence, and the weak demand for industrial/warehouse space in Warren County.

The appraiser recommends rezoning the property from an Industrial to a Residential zone, demolishing the existing improvements on the site; and redeveloping the site with an age-restricted community. Another possibility is the creation of a traditional mixed-use development. By combining business development and residential development, the Township will help replace some of the lost tax ratables from the Textile Mill.

Lastly, MNV Holdings, Inc. was successful with their property tax appeal. On May 26, 2004, the Warren County Board of Taxation ordered a Judgment that reduced the original property tax assessment by approximately \$500,000. This Judgment further supports the assertion that the property is underutilized and unproductive.

4.2.1 Redevelopment Criteria

The analysis of Redevelopment Study Area #3 indicates that the Study Area meets several of the criteria as established by Section 5 of the LRHL for designation as a redevelopment area. Our findings

indicate that the study area, as delineated in the Redevelopment Area Map qualifies as a “redevelopment area” in accordance with the “b”, “e”, and “h” criteria set forth in the LRHL. Therefore, it is recommended that the entire study area be deemed an area in need of redevelopment by the Township of Oxford.

The “b” criteria applies because of the discontinued use of the previously used manufacturing and industrial business on the site. As stated throughout this Investigation Study, the inability of the realtor to sell or lease the property is partially due to the obsolete design of the 15 sections of the main facility in particular. The “e” criteria applies because the textile mill demonstrates both a growing lack and a total lack of proper utilization caused by “other conditions”. Specifically, these conditions refer to the general decline of the textile industry in the United States. In addition, the obsolete layout and faulty design of the textile mill buildings have prevented the site from being purchased or leased for a new commercial use. These global economic changes, combined with the difficulty in reusing this property for commercial or industrial purposes represent a stagnant or not fully productive condition of land.

It is also noteworthy that the New Jersey Legislature amended the Local Redevelopment and Housing Law on July 9, 2003 to include the “h” criterion, which states that an area can qualify as a redevelopment area if the designation would be consistent with



Smart Growth policies pursuant to law or regulation. The State Development and Redevelopment Plan (SDRP), adopted pursuant to the State Planning Act (N.J.S.A. 52:18A-196 et seq.), is the State's official embodiment of smart growth principles.

As defined by the New Jersey Office of Smart Growth (OSG), Smart Growth is an approach to land-use planning that targets the State's resources and funding in ways that enhance the quality of life for residents in New Jersey. Smart Growth describes well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources. Smart Growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation.

The Permit Streamlining Act of 2004 defines "Smart Growth Areas" as follows. A "Smart Growth Area" means an area designated pursuant to P.L. 1985, c.398 (C.52:18A-196 et seq.) as Planning Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center, or a designated growth center in an endorsed plan.

The goals of the SDRP are as follows:

1. Revitalize the State's cities and towns
2. Conserve the State's natural resources and systems

3. Promote beneficial economic growth, development and renewal for all residents of New Jersey
4. Protect the environment, prevent and clean up pollution
5. Provide adequate public facilities and services at a reasonable cost
6. Provide adequate housing at a reasonable cost
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value
8. Ensure sound and integrated planning and implementation statewide

Based on the findings of this Investigation Study, the current conditions in the proposed Redevelopment Study Area neither meet nor advance the SDRP's goals. Redevelopment of this site into a productive, economically viable site will enable the Study Area to meet and advance these planning goals and provide numerous benefits to the municipality and its residents and business owners. These benefits include:

1. generating additional tax ratables, employment and business opportunities;
2. diversifying the Township's tax base in a municipality whose tax rate is one of the highest in all of Warren County;
3. remediating the environmental contamination remaining from the previous industrial use; and,



4. improving the site's infrastructure (for example, adapting and reusing the sewage treatment plant for public use, if feasible).

In the SDRP, the Township of Oxford is situated in the Rural (PA-4) and the Environmentally Sensitive Planning Area (PA-5). As mentioned earlier in this Investigation Study, a portion of Oxford Township, which incorporates this Study Area, is part of the Township's designated Village Center. Villages are defined by the SDRP as compact, primarily residential communities that offer basic consumer services for residents of the Village and its environs. A Village Center must offer a compact Core of mixed-uses, such as commercial, resource-based industrial, office, and cultural, offering employment, basic personal and shopping services and community activities.

In addition to goals, the SDRP also provides State Plan Policy Objectives to effectuate sound planning and development. The following objectives apply to Oxford Township:

Land Use

Utilize creative land use and design techniques to ensure that development and redevelopment do not exceed the capacity of natural and infrastructure systems.

Housing

Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.

Economic Development

Locate economic development opportunities in Centers that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers.

Redevelopment

Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers. Redevelop with intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

As mentioned in Section 3.4 of this Investigation Study, the State of New Jersey passed the new Highlands Water Protection and Planning Act (Highlands Act) in 2004. This new legislation divides the Highlands region between Planning and Preservation Areas. As a result of this legislation, the new Highlands Council is being formed. The Highlands Council is charged with preparing and adopting a regional master plan for the entire Highlands region within 18 months of its first meeting. This first meeting was scheduled to occur



in December 2004. Smart growth in accordance with the State Plan will be encouraged in the Highlands Planning Areas. Although there is no Highlands Plan yet, based on this information and because this Redevelopment Study Area is located within the Highlands Planning Area, we anticipate that redevelopment of this site into an economically viable, mixed-use development will meet the smart growth planning goals of the Highlands legislation.

Based on the definitions of Smart Growth and Smart Growth Areas, consideration by Township officials of a request through the cross-acceptance process to extend the designated Village Center boundaries to include all of the Textile Mill site and Study Area, and the goals of the SDRP and anticipated Highlands Regional Plan, redevelopment of this area is consistent with these Smart Growth principles and goals.

Furthermore, the Study Area has the potential to be fully productive, safe and attractive through a program of redevelopment that will establish new development on this site, improve the infrastructure serving this site, and be consistent with its Village Center designation, the SDRP, and the future Highlands Regional Plan.

For all of these reasons, the “h” criteria also applies.



5.0 Recommendations

In its current condition, the area recommended for redevelopment is failing to contribute to Oxford Township through its inability to promote beneficial economic growth, provide meaningful job opportunities, protect the environment, or enhance the neighboring business area (the CBD) and the proposed rehabilitation and redevelopment of the Oxtex Industries site.

Based upon the above findings, it is the recommendation to the Planning Board that it recommend to the Township Committee to designate the Oxford Textile Mill Redevelopment Study Area as an “Area In Need of Redevelopment”.

The Planning Board should further adopt a resolution recommending that the Township Committee adopt a resolution making a formal designation of such a determination and directing the Planning Board to prepare a redevelopment plan for the property for adoption by the Oxford Township Committee.

During the preparation of a Redevelopment Plan for this Study Area, it is advisable that various facets of the site’s characteristics be explored. These may include:

- Creation of a traditional mixed use development on the site.

- Utilizing the Study Area’s natural and man-made features in order to enhance and support redevelopment of the site.
- Identifying presence and type of environmental contamination and extent of environmental remediation that will be required on this site.
- Exploring how the state’s new Transfer of Development Rights (TDR) program could be used on this site.
- Ascertaining whether the sewage treatment plant is suitable for wastewater treatment from non-industrial uses.
- Determining potential future uses for the non-operational water tower and for the sod farm.
- Considering how redevelopment of this Study Area must complement and strengthen the rehabilitation and redevelopment proposed in the neighboring CBD as well as Township wide development and preservation initiatives.



Appendix A – Governing Body Resolution

The Resolution in Appendix A authorized the Planning Board to investigate this proposed Study Area to determine if it meets the criteria to be designated an “Area in Need of Redevelopment.” This Resolution was passed on December 15, 2004.



Appendix B – Photographs

The photographs found in Appendix B were selected from the Tax Appeal Appraiser Report, referenced earlier in this Investigation Study. These photographs are examples of both the exterior and the interior conditions of the former Textile Mill. Note that these photographs illustrate a number of the characteristics that contribute to the mill's obsolescence.



Appendix C – Aerial photographs and Sanborn maps of the Study Area

The following aerial photographs and copies of Sanborn maps are included in Appendix C.

- 1) **1991 USGS Aerial Photograph**
- 2) **1974 Aerial Photograph** – Note that the sewage treatment plant is operational as evidenced by the new structures on the site and by the water in the lagoons.
- 3) **1961 Aerial Photograph** – Note that the sewage treatment plant is under construction as evidenced by the creation of the lagoons (a requirement for a sewage treatment plant).
- 4) **Sanborn Maps between 1915 to 1946** – Note that development at the site is relatively unchanged.

